



Kent Woodlands Property Owners Association

REGULAR BOARD MEETING MINUTES

Monday, September 29, 2025 - 6:00PM

Meeting held at 1010 Sir Francis Drake, Suite 200, Kentfield and via Zoom

Directors Present: Jeff Leh, Bitsa Freeman, John Millar, Joel Ritch, Paul Janzer

Directors Absent: Steve Ring, Ghigo DiTommaso

Staff Present: Zachary Meier

Call to Order: Meeting called to order at 6:02 PM.

Public Comment: None

Approval of 08-25-2025 Board Meeting Minutes: Unanimously approved as submitted.

Fire Safety & Hazard Mitigation Report: Meier has met with eight residents this month, with a focus on Rancheria, Woodland, Evergreen, and Treetop. Williams to help him get in contact with unresponsive residents. In a future newsletter, we plan to include a passage that encourages residents to consider replacing oleander with something more fire-safe.

Electrical Wire Undergrounding Committee Update: The Town Hall Meeting will be on November 3 at 6:30PM. A newsletter invite has been drafted. The meeting will be available via Zoom. We plan to discuss risks, project steps/timelines, and costs. There will also be an open Q&A at the end, moderated by Ritch.

Acorn Lot – Fundraising Update, Maintenance and Landscaping, Bike Rack: Our GoFundMe has raised ~\$38K for Acorn Lot beautification, and our latest bid is \$65K. We have received mostly positive feedback about the project, although a few residents have asked why this requires any GoFundMe contributions.

There is a gap between the GoFundMe contributions and the estimated cost of the project that can be covered while staying within our 2025 budget. The board unanimously approved raising the cap for work on this project to \$65K so that the project can commence.

Taylor Gilland, a Woodlands resident, proposes that we add a bike share to the Acorn Lot. After evaluating apps and 3rd party companies that manage bike shares, Gilland's proposal is that we start by simply adding a bike rack, six beach cruisers with GPS trackers, and locks with combinations that will be shared with all Woodlands residents. Gilland is willing to donate all equipment and cover the cost of striping the lot and maintaining the equipment.

Board members had questions about liability and insurance, which Leh will follow up on.

A public comment expressed concerns about congregating in the Acorn Lot and the impact on available parking spots.

AC Report and Ratifications: Unanimously approved as submitted

Appointment of Erik Altman to the Architectural Committee: KWPOA member Erik Altman was unanimously approved to join the Architectural Committee.

Vote to Adopt Addendum to Fine Policy: The board unanimously approved an addendum to our Governing Document Enforcement Policy and Schedule of Monetary Penalties (Fines). [See attached]

Governing Documents Revision Update: No update this month

2026 Budget Discussion: Millar presented an initial draft of a roughly balanced 2026 Budget and took questions from the board. A formal proposal is coming next month.

College Avenue Safety Improvements: No updates this month.

Social Events Update: Carrie Condy will coordinate the Halloween party, and it will be hosted at 111 Woodland. Williams will help coordinate the street closure, etc.

Kentfield/Ross Magazine: Freeman will include an article about fire safety.

Officer Reports: Freeman discussed her work on the Kentfield Planning Advisory Board.

Operations Report: Williams has been working with Millar on the budget and preparing for board elections. She has also created a list of blind curves in the neighborhood that we will submit to the county.

Public Comment: We took an end-of-meeting public comment from Nick Kanas who reports that speeders have become a hazard on Idlewood. He was encouraged to email the details to info@kwpoa.com so we can pass them along to the Sheriff's Department.

Next Regular Board Meeting Agenda: Our next meeting will be on Monday, October 27.

Meeting adjourned at 7:25 pm.

Paul Janzer, SECRETARY

APPROVED 10/27/2025